



CAMBRIDGE HISTORICAL COMMISSION

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April 1, 2016

To: Members of the Historical Commission

From: Charles Sullivan, Executive Director

Re: **Case D-1393: 399 Binney St., by DWF IV One Kendall Garage, LLC.**
Demolish two buildings (1912, 1919) in Boston Woven Hose complex and ground level connector. Demolish bridge across Binney Street.

Background

A demolition permit application for two buildings in the One Kendall Square (Boston Woven Hose & Rubber Co.) complex at the corner of Binney Street and Cardinal Medeiros Avenue. was received on March 14, 2016. Following an initial determination of significance by the Executive Director, a public hearing was scheduled for April 7.

The two buildings in question were constructed in 1912 and 1919 and occupy a single parcel (39-173) containing 40,630 square feet. The property is assessed at \$5.183 million, of which \$1.136 million is attributable to the buildings. The Assessing Department rates both buildings as in good condition.

The Historical Commission reviewed a demolition permit application for this property in 2002, when Lincoln Properties proposed to replace the buildings with a single large non-conforming structure. The Commission found the buildings significant and preferably preserved on November 2, 2002, but they remained standing at the end of the demolition delay period and neither the owner nor the Commission took any further action. The staff memo of October 1, 2002 is attached to support the renewed initial determination of significance.

Recommendation

The staff recommends that the Commission reaffirm its prior determination of significance and receive public testimony before determining whether the buildings should be found preferably preserved in the context of the present proposal.



399 Binney Street (236 and 264 Cardinal Medieros Avenue)

Cambridge GIS photo